

*OFFERING MEMORANDUM*  
182,994±SF on 10.94± Acres  
**6400 SIERRA COURT  
DUBLIN, CA**



EXCLUSIVELY REPRESENTED BY:



COMMERCIAL REAL ESTATE SERVICES

**Brett Holden**  
Principal  
(925) 737 - 4141  
bholden@lee-associates.com  
Lic. ID# 0883982

**Mark Pleis**  
Principal  
(925) 737 - 4148  
mpleis@lee-associates.com  
Lic. ID# 0934662

*Net-Leased Multi-Tenant  
Investment Offering*



*OFFERING MEMORANDUM*  
182,994±SF on 10.94± Acres  
**6400 SIERRA COURT**  
**DUBLIN, CA**



## DISCLAIMER & CONFIDENTIALITY STATEMENT

This confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement signed by you (“Confidentiality Agreement”) and constitutes part of the confidential property information (“Confidential Information”). It is being given to you for the sole purpose of evaluating the possible acquisition of 6400 Sierra Court, Dublin CA (“Property”) and is not to be used for any other purpose or made available to any other party without the prior written consent of Owner or Lee & Associates - East Bay, Inc. (“Broker”).

This Memorandum was prepared by Broker based on information supplied by Owner and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner or Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



# TABLE OF CONTENTS

**SECTION I**  
Executive Summary.....4

**SECTION II**  
Property Description.....14

**SECTION III**  
Tenant Summary.....21

**SECTION IV**  
Regional Overview.....26

**SECTION V**  
Market Overview.....28

**SECTION VI**  
Financial Overview.....30

PREPARED BY:

**Brett Holden**  
Principal  
(925) 737 - 4141  
bholden@lee-associates.com  
Lic. ID# 00883982

**Mark Pleis**  
Principal  
(925) 737 - 4148  
mpleis@lee-associates.com  
Lic. ID# 00934662

5890 Stoneridge Drive, Suite 210  
Pleasanton, CA 94588  
p (925) 460-6200  
f (925) 460 -6210  
[www.lee-associates.com](http://www.lee-associates.com)

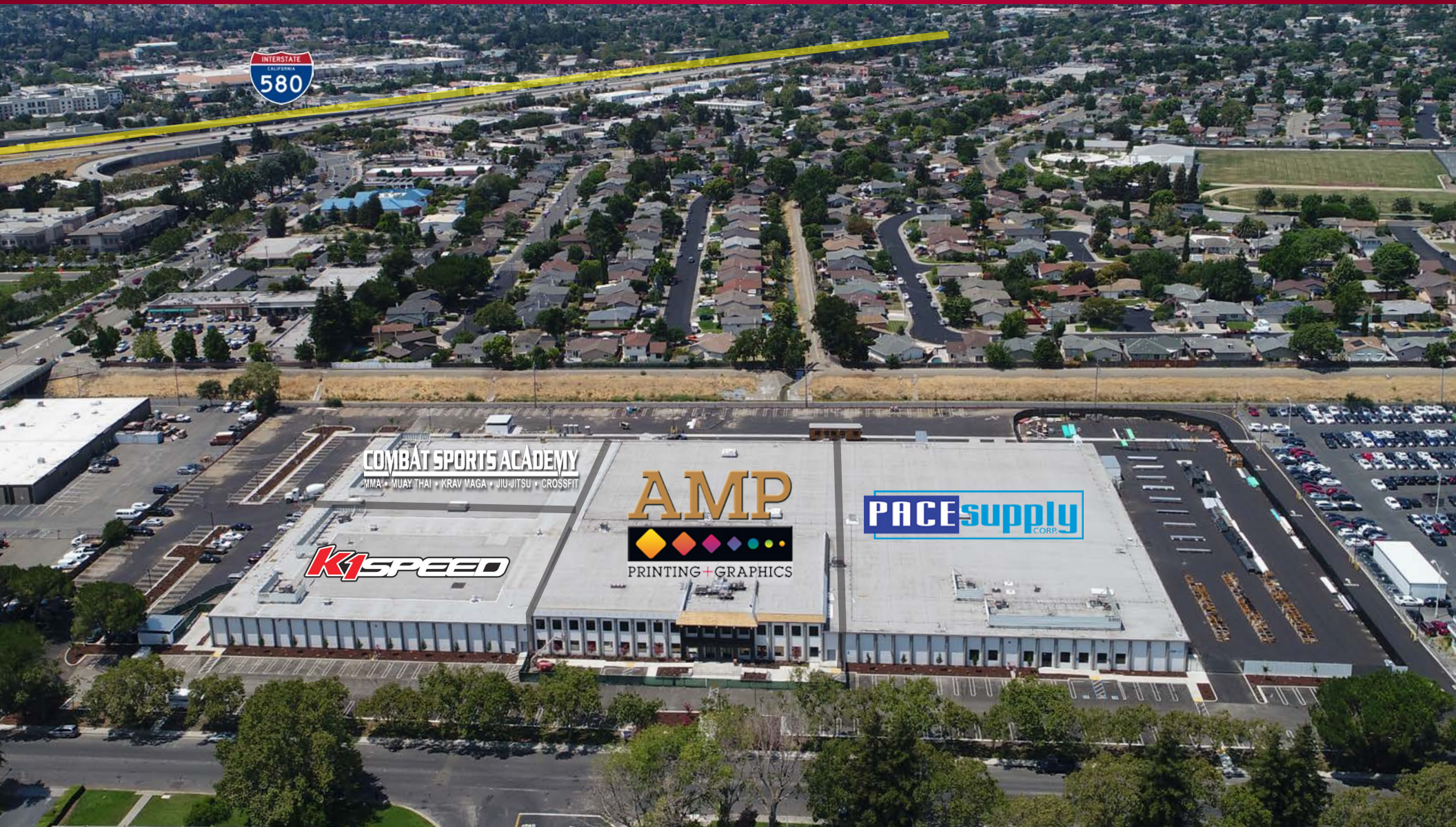




# EXECUTIVE SUMMARY



6400 SIERRA COURT, DUBLIN



**The Property is situated 30 miles East of San Francisco off I-580 at I-580/I-680 interchange; commonly known as the Tri-Valley**  
**Located at intersection of I-580 and I-680, it is one of the largest industrial facilities in the market**  
**Extremely limited inventory of functional industrial facilities within the entire East Bay Area**



**The Offering:** Lee & Associates - East Bay, Inc. is pleased to present the rare opportunity to acquire a unique industrial asset located in Northern California's renowned San Francisco East Bay. **6400 Sierra Court** (the "Property") is a 10.94± acre site improved with a fully renovated building totaling 182,994± square feet. It is one of the most unique & flexible industrial projects in the entire San Francisco East Bay marketplace.

**Extensive Capital/Tenant Improvements:** The current owner has provided over \$15 Million in recent capital improvements that have brought the property to market-ready condition. The total improvement package consisted of a complete overhaul of the property, including a new sprinkler system, exterior face lift of the building including new entries and windows, grade level and dock high truck loading, removal and replacement of the paved parking area, new office interiors, exterior paint, and new landscaping.

**Credit Tenant Roster With Limited Near-Term Rollover:** One hundred percent (100%) of the property is net leased to four (4) tenants, that will provide stable cash flow, annual increases and lease terms ranging from ten (10) to fifteen (15) years.

**Regional Strength, Local Dominance:** This property is prominently positioned at the intersection of I-580 and I-680 in Dublin, California. A facility of this size is extremely unique in this market. The nearest facilities in excess of 100,000± square feet are the I-880 Corridor or East Livermore. It is uniquely situated to access the South Bay/Silicon Valley market and I-580 West to Oakland and the Peninsula, or I-580 East to the Central Valley.



## Investment Offering & Highlights

**% Leased** 100%

**Net Operating Income (NOI)** \$1,885,000 (January 2018)

**Expiration** 12 years blended average

**Lease Form** NNN, existing rent schedule and renewals include escalations, no ROFO/ROFR, no rights to terminate/decrease and limited landlord responsibilities

**Number of Tenants** Four (4): Pace Supply, AMP Printing, K1 Speed and Combat Sports Academy

**Special Features** The entire property has just been completely restored. All new tenant improvements for each complete exterior renovation including new entries, truck loading, parking areas, HVAC & sprinkler system.



# RECENT CAPITAL IMPROVEMENTS

*The current owner has provided a wide spectrum of (\$15 Million) improvements, including:*

- New sprinkler system
- New dock high & grade level truck doors
- Entire site resurfaced
- New landscape
- New exterior paint
- New tenant improvements
- New entry ways

## Tenant

## SF Occupied

## % of Project

## Industry

*PACE Supply*

*38,815±RSF*

*21%*

*Industrial Supplies*

*AMP Printing*

*80,114±RSF*

*44%*

*Printing & Storage*

*K-1 Speed*

*47,948±RSF*

*26%*

*Electric Kart Racing*

*Combat Sports Arena*

*16,117±RSF*

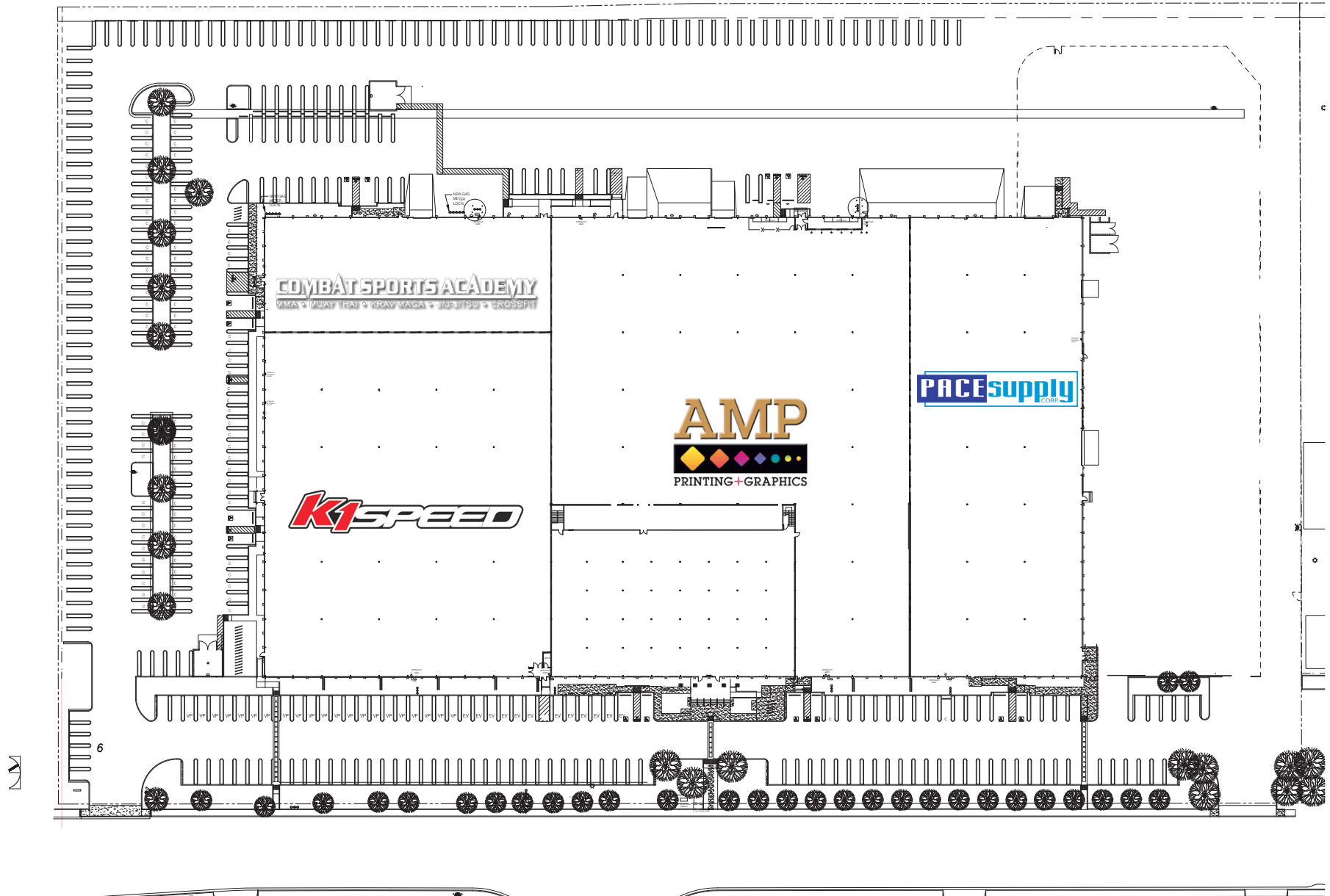
*9%*

*Indoor Training Academy*

*182,994± total rentable square feet*



# FLOOR PLAN



# Strategic Location



# Easy access to I-580/I-680



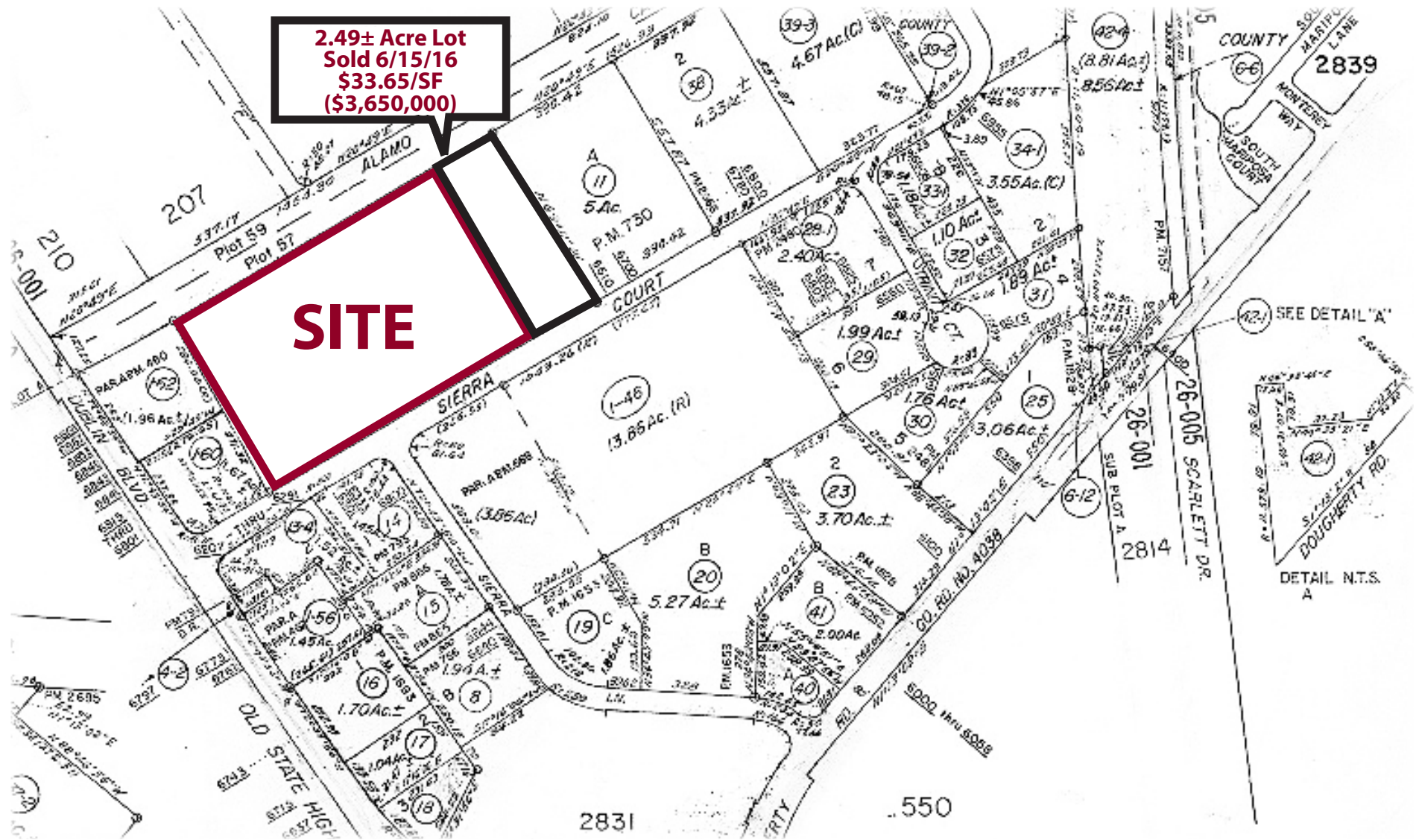
# BART station within 1.2 miles of the building





# PARCEL MAP

## APN: 941-0205-043





# PROPERTY DESCRIPTION



Dublin Boulevard

Sierra Court



# Building Features:

<b>Address</b>	6400 Sierra Court, Dublin
<b>Building Size</b>	182,992±SF
<b>APN</b>	941-0205-043
<b>Divisibility</b>	16,000±SF
<b>Office Buildout</b>	Approximately 30,000±SF
<b>Frontage</b>	Sierra Court
<b>Column Spacing</b>	40' x 40'
<b>Foundation</b>	Concrete slab
<b>Lighting</b>	New T-5 LED lights
<b>Roof</b>	Reconditioned; approximately 10 years old
<b>Clear Height</b>	20'
<b>Loading Docks &amp; Doors</b>	10 docks and 5 grade level doors
<b>Truck Staging Depth</b>	130'
<b>Skylights</b>	Yes
<b>Sprinkler System</b>	ESFR K:16.8
<b>Electrical System</b>	PG&E, 4,000 AMPS, 480/277 Volts, 3 Phase, 4 Wire
<b>Sewer &amp; Water</b>	Dublin San Ramon Service District ("DSRSD")



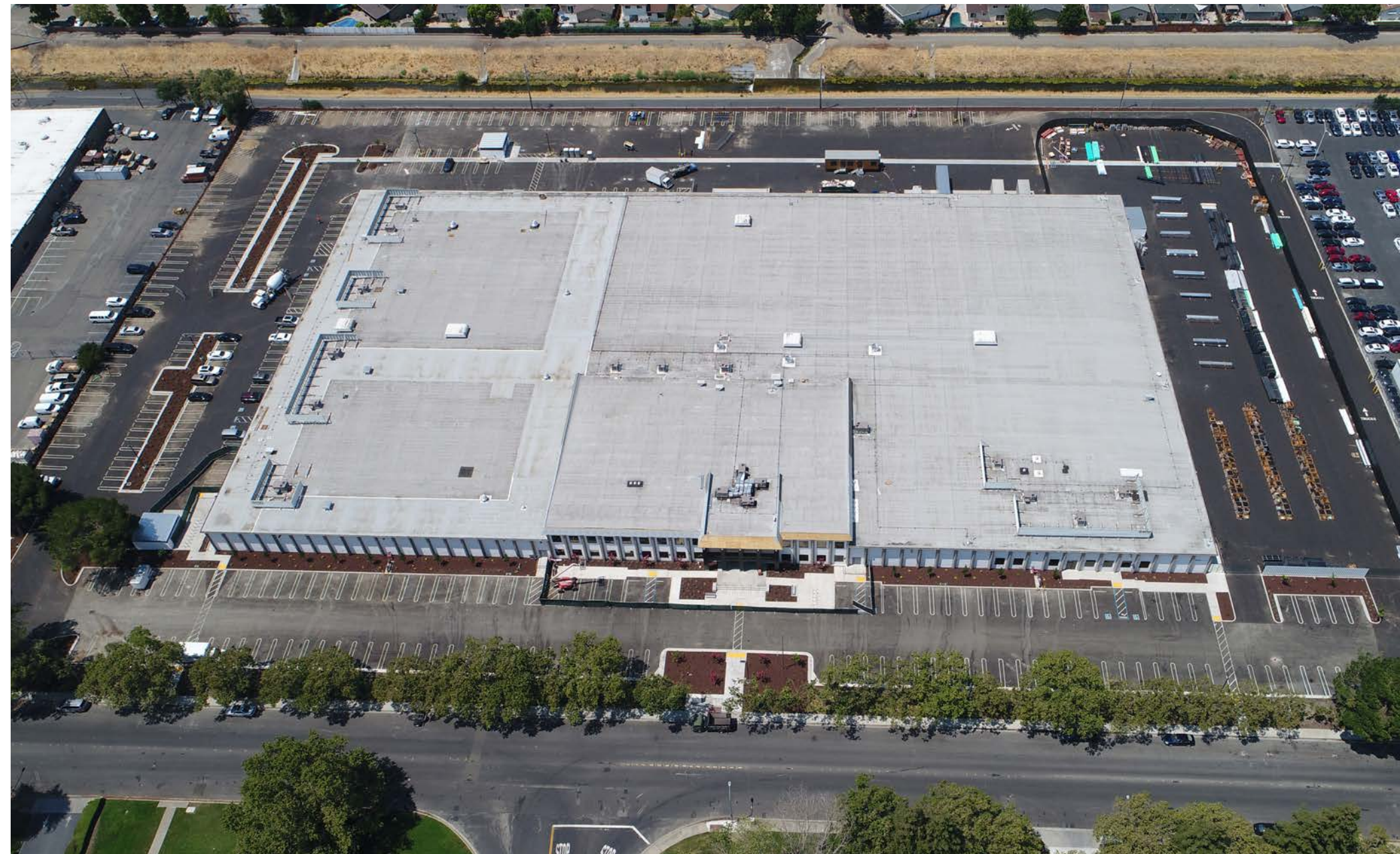


# Building Photos:











6400 SIERRA COURT, DUBLIN





# TENANT SUMMARY



# TENANT OVERVIEW



## K-1 Speed

Size: 47,948±SF

[www.k1speed.com](http://www.k1speed.com)

Our go-kart racing center in Dublin, California is the place for entertainment in the greater East Bay area. Residents of the East Bay and Northern California will find that K1 Speed is much more than a simple go-kart track. With an indoor center spanning tens of thousands of square feet, K1 Speed Dublin is perfect for birthday parties, bachelor parties, corporate events, team building exercises, and other special occasions. Day or night, rain or shine, we are open.

When not racing on track, competitors can relax in our spacious lounge, grab a snack or beverage from our Pit Cafe, or play video games or pool. We even have a museum-quality collection of authentic racing memorabilia. Make no mistake though – for the best go-kart racing in Dublin, there is no other choice but K1 Speed! Our all-electric karts offer superb performance and our centers are designed to be world-class entertainment venues. Come in today and see for yourself!

# TENANT OVERVIEW



## AMP Printing & Graphics

Size: 80,114±SF

[www.ampprinting.com](http://www.ampprinting.com)

With over 30 years of experience in the printing industry, AMP Printing + Graphics has earned the reputation as one of the Bay Area's premier printers. 6400 Sierra Court, along with our office headquarters down the street (compiling over 150,000±SF,) house a variety of distinct operational and technical capabilities:

- Complete pressroom for handling all different types of jobs, whether you are looking for 250 folders or 100,000 annual reports.
- Our all-Heidelberg shop includes six-color 41", 40", and 29" presses, with UV capabilities. All of our presses are GraCol7 profiled to match our entire workflow.
- Cutting-edge color managed pre-press, offering design assistance, file optimization, GraCol7 certified proofing and computer-to-plate.
- Full suite of finishing services, including embossing, foil stamping, die cutting, folding and gluing, in-house die creation and a complete finishing department.
- Grand Format imaging, with the latest and largest of the imaging engines, producing work up to 10' wide at resolutions up to 1000 dpi in true photo quality. GraCol7 profiled to match our entire workflow.
- Small digital, with our Indigo 5000, LinoPrint 901 and CV presses produce litho-quality work for short runs and tight turns. GraCol7 profiled to match our entire workflow.

# TENANT OVERVIEW



## Pace Supply Corporation

Size: 38,815±SF

[www.pacesupply.com](http://www.pacesupply.com)

PACE Supply is dedicated to creating an environment that enhances our team members' quality of life through a commitment to education and realized opportunities.

The Dublin facility provides the San Francisco East Bay marketplace. Our corporate office is in Rohnert Park and regional facilities are located throughout Northern California, including San Francisco, San Carlos, Oakland, Napa, Santa Clara, Santa Rosa & Stockton.

By offering unparalleled service and diverse products, we contribute to the prosperity of our customers, our team members, their families and the communities we serve.

At PACE Supply we have a shared responsibility to do business in ways that respect, protect and benefit our customers, employees, communities, suppliers and the environment. This responsibility informs everything we do to support Our People and Our Values.



# TENANT OVERVIEW



## Combat Sports Academy

Size: 16,117±SF

[www.csagym.com](http://www.csagym.com)

“To provide our students with the absolute best instruction and facilities, in the cleanest, friendliest, most professional environment possible.”

### OUR GOAL

CSA is committed to providing a proactive, friendly environment for our members to achieve their personal goals in self defense, combative sports and physical fitness. We seek to enhance the quality of life in our community through our diverse and affordable fitness philosophy that is administered by our well-trained staff.

### OUR FACILITY

The CSA Facility is over 15,000sf of World Class training equipment and mat space and professionally cleaned multiple times each day. Our facility is state of the art and geared towards individuals of all ages and skill levels. Whether your goal is simply to get in shape with some of our CrossFit classes, or to get yourself ready for three rounds in the octagon at the next UFC event, the CSA training center has what you are looking for. The entire family can come to get fit and healthy in a supportive environment.

### OUR FAMILY

CSA is more than just a place to enhance you're physical fitness and or develop skills in martial arts. By joining CSA, you instantly become a member of not only the gym but of the family and community that is the foundation of the gym's friendly, family orientated atmosphere. At our facility you will find a community that is receptive to any and all skill levels and physical fitness levels.



# REGIONAL OVERVIEW

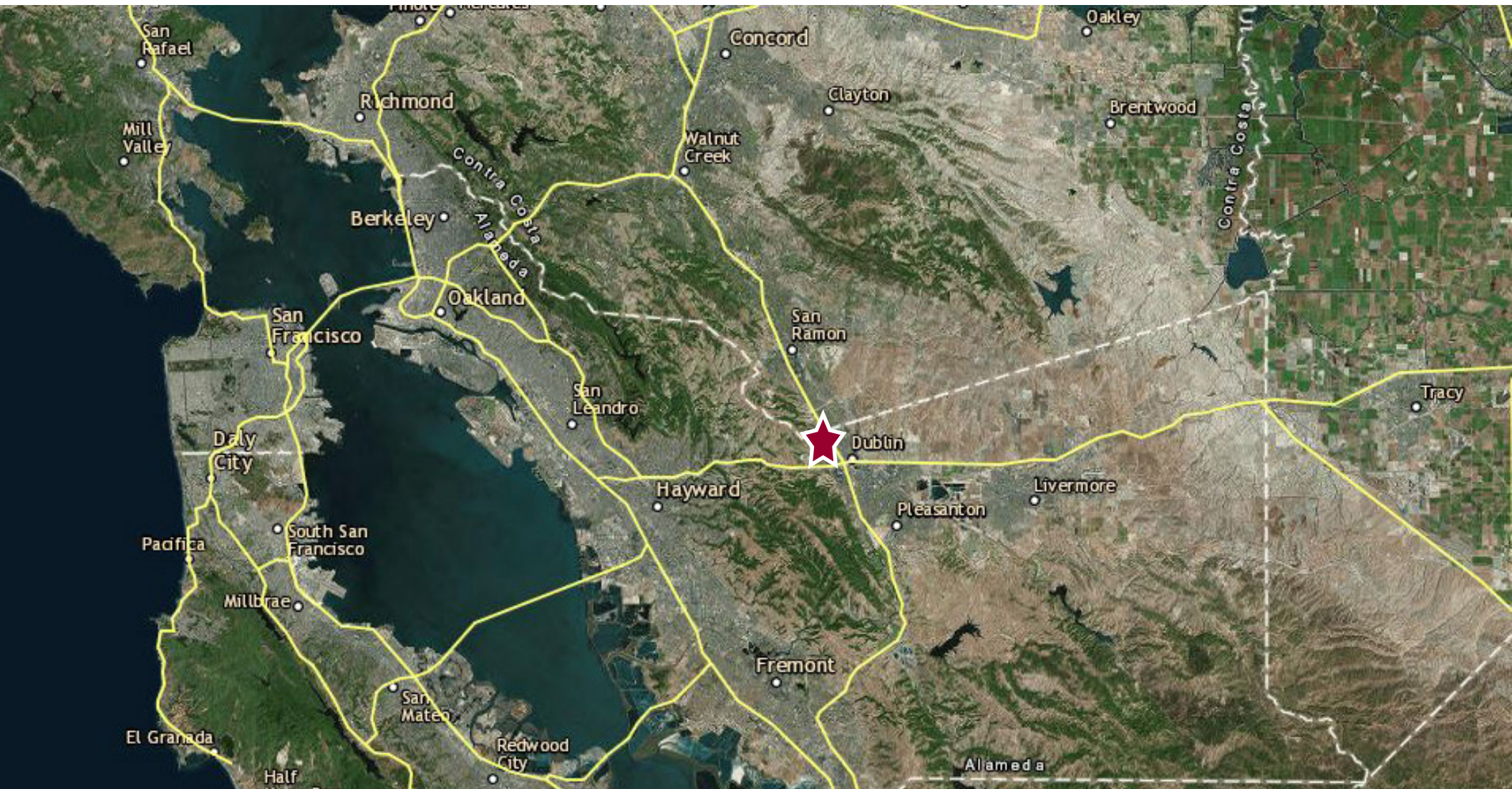


Dublin Boulevard



Sierra Court

# REGIONAL OVERVIEW



Distance to:

**San Francisco International Airport - 37 miles**

**San Jose Airport - 29 miles**

**Oakland International Airport- 20 miles**

**I-5 - 38 miles**



# MARKET OVERVIEW



6400 SIERRA COURT, DUBLIN

# MARKET OVERVIEW

The San Francisco Bay Area, located in Northern California, is home to more than 7 million people. The area consists of 9 counties, 101 cities and comprises 7,000 square miles. All of the region's 9 counties touch the San Francisco Bay.

The Bay Area has a land area of 4.4 million acres (excluding bay waters and large lakes). In 2000, approximately 16% or about 700,000 acres of the region's total acreage were developed for urban use. Of those developed acres, 60% are residential and 40% are non-residential (employment, government, schools and major infrastructure).

San Francisco is the most urbanized county with 82% of its land developed. The remaining counties have developed land areas ranging from 7% - 28%. Like many large urban centers, the Bay Area will continue to grow in the foreseeable future. The following table illustrated the forecasted growth in total population of the 9 counties over the next few decades.

The Bay Area has a highly productive, knowledge-based economy supported by an outstanding talent base and a spirit of creativity and innovation. It has repeatedly reinvented itself, and has emerged from the 2001 and 2008 downturns with a broad-based, productive economy that remains one of the most innovative on earth.

The region is also one of the most appealing places to live in the United States. It has a mild climate, a splendid natural setting, and an informed sophisticated culture. Its geographic hub, San Francisco, is one of the most beautiful and cosmopolitan cities in the world and a famed destination for travelers.





# FINANCIAL OVERVIEW



Dublin Boulevard

Sierra Court



OUTSTANDING INVESTMENT OPPORTUNITY



6400 SIERRA COURT, CITY OF DUBLIN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

Table with columns: OWNERSHIP, DUBLIN SIERRA LLC, TENANTS, Rentable Sq. Ft., % Share, Yard. Rows include Building Street Address, Alameda County APN, Acres, Bldg Sq. Ft., Pace Supply, Rentable Sq. Ft., % Share, and Yes (1+ acre).

TENANTS NET OPERATING INCOME table with columns: 2018 BASE RENTS, Total Building Rentable Sq. Ft., Months, Per Sq. Ft. Monthly Rent, Per Sq. Ft. Annual Rent, NNN Monthly Rent, Annual Monthly Rent, Net Operating Income ("NOI").

RENT ROLL

Rent roll table for Pace Supply (38,815 sq ft, Unit G). Columns: Tenant, Rentable Square Feet, Unit No., Lease Term Dates, Rent Commencement and Increases, Months, Per Sq. Ft. Monthly Rent, NNN Monthly Rent, Total Term or Annual Rent, Annual Increases, Net Operating Income ("NOI").

Rent roll table for K1 Speed (47,948 sq ft, Unit B). Columns: Tenant, Rentable Square Feet, Unit No., Lease Term Dates, Rent Commencement and Increases, Months, Per Sq. Ft. Monthly Rent, NNN Monthly Rent, Total Term or Annual Rent, Annual Increases, Net Operating Income ("NOI").

Rent roll table for AMP Printing (80,114 sq ft, Unit E). Columns: Tenant, Rentable Square Feet, Unit No., Lease Term Dates, Rent Commencement and Increases, Months, Per Sq. Ft. Monthly Rent, NNN Monthly Rent, Total Term or Annual Rent, Annual Increases, Net Operating Income ("NOI").

Rent roll table for Combat Sports Academy (16,117 sq ft, Unit 3). Columns: Tenant, Rentable Square Feet, Unit No., Lease Term Dates, Rent Commencement and Increases, Months, Per Sq. Ft. Monthly Rent, NNN Monthly Rent, Total Term or Annual Rent, Annual Increases, Net Operating Income ("NOI").

An aerial photograph of an industrial complex in Dublin, California. The main building is a large, rectangular structure with a light-colored, corrugated metal roof. It is surrounded by extensive parking lots filled with cars and trucks. To the left of the main building is a smaller, multi-story office-style building. The facility is bordered by a road and a grassy area. In the background, there are rolling hills and mountains under a clear blue sky. The text '6400 SIERRA COURT' is overlaid in large, bold, black letters, and 'Dublin, California' is overlaid in smaller, red letters below it.

# 6400 SIERRA COURT

Dublin, California